

BARRIO HISTORICO HISTORIC ZONE DESIGN GUIDELINES

Draft June 2020



Fig. 2.10

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Note: This document contains many terms that may not be familiar to you. If you need to become more familiar with key terms, please see the alphabetized TERMS OF REFERENCE near the end of this document.

BACKGROUND: BARRIO HISTORICO

Barrio Historico Historic Zone is an important district in Tucson because it is an example of the built environment as the city transitioned from Spanish presidio to Mexican frontier town to American city. The Barrio's Sonoran vernacular architecture built between 1860 and 1900 makes the district unique in the United States, and so important that the Tucson Historic Preservation Foundation in partnership with the National Park Service, NPS Urban Fellowship, University of Arizona Heritage Conservation and neighbors in Barrio Viejo are pursuing designation of the Barrio as a National Historic Landmark.

Barrio Historico is one of the largest surviving concentrations of Sonoran Adobe flush-front architecture and urban block typology in the American southwest. Houses were not necessarily separated from outdoor space in the way a typical house sitting in the center of a piece of land is, but create and frame a space in the form of patios and courtyards creating less of a distinction between outdoor and indoor space. This configuration of low, interlocking buildings creating a continuous street façade and a network of cool, shady patios is ideal for creating a functional, shaded and cool urban area in the harsh desert climate. This architecture developed due to extreme weather conditions in similar climates in Southern Spain, North Africa and the Middle East, and was adapted to Tucson using available local materials while also incorporating regional cultural influences and building styles, resulting in a unique regional architecture reflective of Tucson's diversity.

With the arrival of the railroad in 1880, a number of Chinese immigrants moved into the neighborhood opening restaurants, laundries and markets. The railroad also opened the Barrio up to the influence of nineteenth-century Anglo American urban form incorporated many eighteenth and nineteenth-century European precedents and by the turn of the century, Anglo culture and urban form had supplanted the Hispanic through a combination of three basic transformation processes: addition, reconfiguration, and subtraction or demolition. Despite the change, the heart of Barrio Viejo remained a working-class predominately Hispanic neighborhood and the majority of its architecture distinctly Sonoran with some Victorian, Spanish Colonial Revival, Transformed Sonoran and Craftsman Bungalow styles being added.

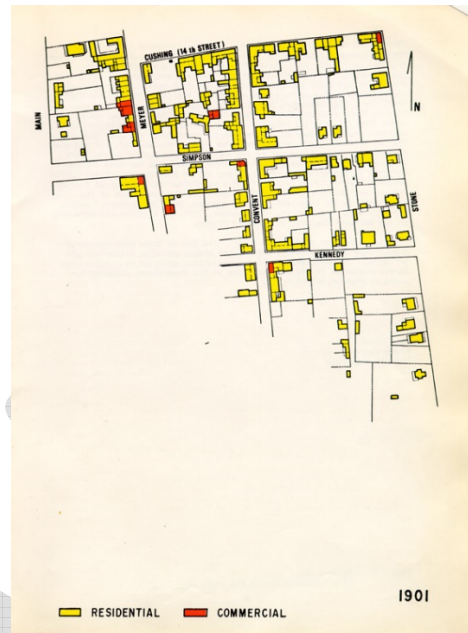
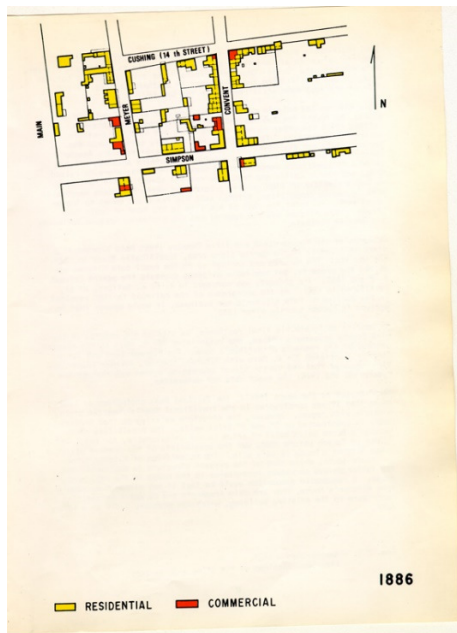
Barrio Viejo's surviving intact streetscapes express the vernacular Hispanic architectural traditions of Northern Mexico that migrated into the southwest during the Spanish and Mexican periods. In this early style, residences shared walls, lining the block and forming a continuous façade at the property line. Shared courtyards in the back created a tight network of indoor and outdoor space, resulting in narrow shaded streets and cool courtyards and patios. Commercial buildings were situated on corners, buildings were often living and work spaces and were integrated within the neighborhood. In this urban typology, the street becomes a clearly defined social space.

The majority of the Barrio was built between the 1860s and 1920s and the remaining neighborhood today is all that survived the Urban Renewal movement that demolished the heart of the Barrio in the 1970s.

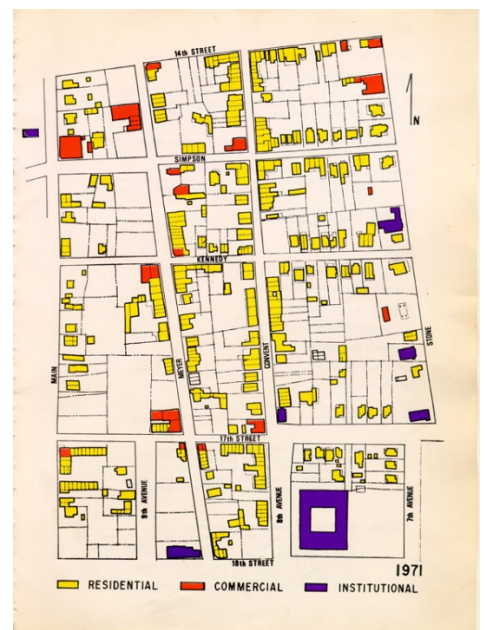
Period of Significance: 1860-1920

Building materials: Adobe with mud or lime plaster, brick, stone.

Characteristics: thick walls with deep, recessed windows and doors.



HISTORIC SANBORN FIRE INSURANCE MAPS FOR TUCSON 1886 - 1971



INTRODUCTION – What is Barrio Historico and what are the Design Guidelines?

The National Register listed Barrio Libre Historic District together with Barrio El Hoyo, comprise the locally designated Barrio Histórico Historic District. The City of Tucson has viewed Barrio El Hoyo as having the same architectural and historical importance as the National-Register-listed Barrio Libre.

Barrio Libre is the third oldest historic district and reflects what the area would have looked like in the 1870s. Barrio El Hoyo (“the Hole”) was named because it is lower than the surrounding land. Originally part of the Santa Cruz River floodplain, most of the neighborhood was owned by Leopoldo Carrillo and developed as Carrillo Gardens.

Barrio Historico is located south of the downtown area and its boundaries are South Stone Avenue, West 18th Street, the Water Works on South 11th Avenue and industrial lots east of I-10, and South Cushing Street. Its historical roots date back to the 1860s and it extended further north. However, due to urban renewal the northern part was demolished in the 1960s. Barrio Historico has the City’s HPZ status, and the neighborhood was designated as a National Register Historic District in 1978.

(insert map showing boundary)

In 1972, the City of Tucson adopted the Historic Preservation Zone (HPZ), as an overlay to underlying zoning, in order to preserve the city’s historic core. These (HPZs) require compliance with specific City-wide development standards and design guidelines that are unique to each HPZ in Tucson. These guidelines safeguard the preservation of the historic nature of the Barrio and they refer to exterior alterations to existing historic and non-historic buildings, and new construction, including work that does not require a building permit.

The Barrio Historico revised Design Guidelines complement the general and enforceable development code standards while providing special guidance to their applicability in Barrio Historico.

These guidelines:

- Include the relevant Secretary of Interior’s Standards (SOIS) and how they apply.
- Improve the Barrio Historico historic design review process by making clear both the requirement and process.
- Provide guidance on how and when new materials and uses may be implemented in the HPZ.
- Integrate new zoning and development options that may now apply.
- Build upon new Secretary of Interior’s Standards for historic landscape and streetscape.
- City of Tucson Unified Development Code (UDC).

HISTORIC DESIGN REVIEW PROCESS - TO BEGIN (BEFORE YOU DO ANYTHING)

To minimize your cost and make the review go more quickly:

- Consider how your planned project complies with these guidelines. If you understand and incorporate the guidelines, your project will move forward more smoothly. Although the guidelines are different for renovations versus new construction and additions, the review process is the same. Before you get started, identify similar types of contributing structures within your Development Zone to help guide your design.
- It is strongly recommended that you contact the Historic Preservation Office in the Planning and Development Department, City of Tucson, during the early planning stages of your project. They are your local resource to help guide you through the historic review and approval process. They will also know if it is appropriate to request a courtesy review by BHHZAB with your preliminary plans and drawings prior to paying for formal drawings. This may save money and time while reducing the potential of having to redo the project. To schedule a courtesy review of your project, **contact City of Tucson, Historic Preservation Officer, email:**
- To assist applicants in preparing for a historic review, BHHZAB established an unofficial 'Start Up Kit' folder, which is a collection of documents and information relevant to an applicant desiring a historic design review.
- The folder is available to the public at: **Site / folder to be set up**
- BHHZAB public folder, which is updated quarterly, contains homegrown checklists for conducting minor and full design reviews. The checklists also have helpful comments to guide you through the respective processes. The PDSD sub-folder is a consolidation of relevant application and information documents developed by PDSD. The PDSD sub-folder has links to the City pages to ensure that the most up-to-date documents are available.
- If you have completed a courtesy review and followed the guidelines, you should be ready to initiate the historic design review process and confirm the type of review (minor or full) and submittal requirements. Contact the City of Tucson PDSD at (520) 731-5550. Be sure to mention that you are calling regarding a property in an HPZ.

IMPORTANT TO KNOW

For a smooth review process, here are a few things it is important for you to know:

- **Your Property Category:** The applicant's first step in the application process is to locate the subject property on the list of structures by parcel number or address (TSM 9-02.8.4). There are five categories for all structures within the HPZ.: Historic Landmark; Contributing Historic; Contributing Nonhistoric; Noncontributing and Intrusion. These guidelines identify key development criteria based upon that category of property. In the case of new construction on vacant land, the applicant should review the Structures List to identify contributing properties within the subject property's development Zone. Also, see the definition of CATEGORIES OF DISTINCTION in the Terms of Reference.

- Review Stringency: Landmark properties or individually eligible historic structures generally have the most stringent review standards for proposed alterations. Primary buildings that are contributing also require stringent standards for review. Non-contributing structures and “compatible” additions have a degree more flexibility in design review.

Degree of Review Stringency (Most to Least)

5	Historic Landmark (Barrio Historico nomination pending)
4	Contributing Historic
3	Contributing Nonhistoric
2	Noncontributing
1	Intrusion

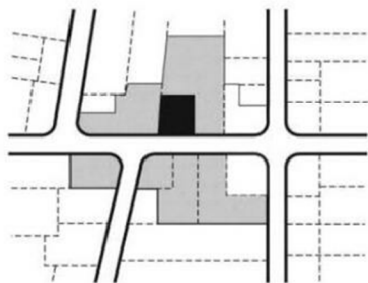
- The Development Zone: The Development Zone concept is used in the UDC to define a specific area adjacent to a parcel that should be used for context in reviewing any development proposal. Please see UDC 11.4.5. Because the unique character of each area is already defined and established by the patterns of historic development within the HPZ, the Development Zone is used to ensure appropriate compatibility for any new projects within that zone. As used in HPZ zones, it is primarily used for new construction. It may be used when new secondary buildings or large additions are developed on an established parcel for compatibility to the larger area. It is not used on contributing structures that are defined by their own historic elements. Please also see the TERMS OF REFERENCE section for more Development Zone information.
 - Where the subject lot is an interior lot, the Development Zone includes that lot, all lots on either side of that lot and fronting on the same street in the same block, and all those lots on the opposite side of that street, except such portions of the Development Zone that fall outside the boundary of the HPZ.
 - Where the subject lot is a corner lot, the Development Zone includes that lot, the corner lot diagonally opposite that lot, all lots fronting on the same two streets in the same block, and all lots on the opposite sides of those streets, except such portions of the Development Zone that fall outside the boundary of the HPZ.
 - Where the subject lot is located adjacent to a HPZ boundary, the Development Zone includes that lot, all lots located within the same block, and those lots facing the same street as the subject lot within one block in either direction, except such portions of the Zone that fall outside the boundary of the HPZ.
 - When there are no contributing properties, or a very limited number in the applicable Development Zone, further guidance should be requested. In limited and specific cases, an expanded Development Zone may be required before the full review of a project. A fee is required. Either BHHZAB or an applicant may request from PDSO a limited expansion of a Development Zone in specific situations. However, because an expanded Development Zone will apply to all future applicants as well, they are usually very specific. In most cases, however, other nearby contributing structures may provide reasonable guidance for review. BHHZAB, at its discretion, may consider other relevant, contributing historic district examples as appropriate for context on a specific project to insure no adverse impacts to the Development Zone.

■ Adjacent Properties

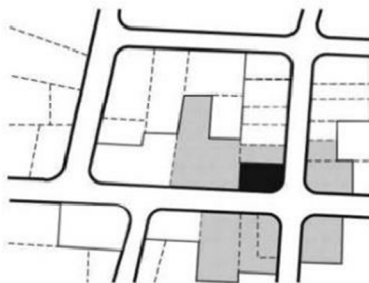
■ Subject Property

--- Historic District Boundary

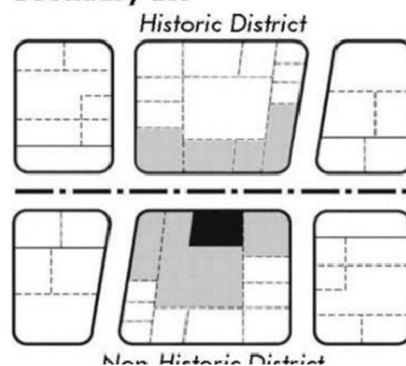
Interior Lot



Corner Lot



Boundary Lot



GENERAL CONSIDERATIONS

Property owners in the Barrio Historico HPZ are required by City of Tucson ordinances (UDC 5.8) to have any external changes or additions to their property reviewed and approved prior to initiating any demolition or construction. Failure to have the appropriate approvals in place prior to beginning your project may have negative consequences, which may include stop-work orders, fines, formal zoning violations, loss of the historic property tax break, and having to restore your property to its prior condition. BHHZAB will review all exterior changes to any principal building/structure or accessory structure within the HPZ. It also reviews all new, permanent construction. It then makes a final, formal recommendation after a full or minor review. This recommendation is then considered by other reviewers of the project, including PRS and the PDSD Director.

To ensure that your proposal fits within the established design guidelines of Barrio Historico, we strongly urge you to discuss the project at the concept stage first with BHHZAB and then the staff of the Historic Preservation section of PDSD. You are also encouraged to become familiar with these design guidelines and the general standards, guidelines and definitions in UDC 5.8. Apply these questions to your proposed plans before you come to BHHZAB meeting. If you answer, 'yes' to all the questions, your plans will probably receive the Board's recommendation for approval:

- Are exterior alterations and changes kept to a minimum?
- Do the plans fit the structure's original design and any historic changes?
- Are the plans compatible with the surrounding properties (Development Zone) and streetscapes?
- Are changes visible from the street sides of the building kept to a minimum?
- Are all materials appropriate to the building and to the neighborhood?
- Are the original sizes and shapes of window and door openings maintained?
- Are original and distinctive architectural details kept?
- Are original building materials maintained?

Inappropriate alterations that do not meet these Standards may result in loss of eligibility for the State Historic Property Tax Reclassification Program (the "tax credit" for historic residential properties occupied by owners or immediate family members). For specific guidance about how to meet these Standards, contact the Tucson Historic Preservation Office, phone (520) 791-5550.

BARRIO HISTORICO DESIGN REVIEWS

In Barrio Historico, there are two types of courtesy reviews that provide BHHZAB feedback to the applicant. BHHZAB encourages these types of early reviews to help the applicant refine potential plans and save unnecessary costs:

- Courtesy review based upon a concept: The applicant initiates a dialogue with BHHZAB for feedback based upon preliminary concepts.
- Courtesy review based upon design drawings: The applicant initiates a dialogue with BHHZAB for feedback based upon architectural drawings. Although a Courtesy review is less formal than a full review, the following documentation is required:
 - List documents required

There are two types of HPZ design reviews that result in BHHZAB recommendations:

- A Minor HPZ Review is for projects that do not require building permits (UDC 5.8.8.C). This work can include but is not limited to: projects such as electrical box repairs/upgrades, walls, fences, gates and window and door repair work. PDSD organizes a meeting with a member from BHHZAB as well as the Tucson-Pima County Historic Commission Plans Review Subcommittee (TPCHC PRS). A review is conducted on-site with the applicant present and recommendations are forwarded to the PDSD Director. The Director issues a decision letter to the applicant for approval, approval with conditions or denial of the project.
- A Full HPZ Review is required for any alteration involving the modification, addition, or moving of any part of the existing structure, including signs that would affect the exterior appearance (UDC 5.8.8.B).

All new construction requires a full design review. Reviews by both BHHZAB and the TPCHC PRS are required. The Director issues a decision letter to the applicant for approval, approval with conditions or denial of the project. If the project is approved and no appeals are received within 14 days of the date of the signed letter, permits can be issued. The unofficial BHHZAB checklist describes the respective processes with helpful hints.

During a full design review, the Board may identify issues with respect to the design that could potentially result in an unfavorable recommendation by the Board. An applicant may then request a one-time continuation. Only one is allowable for a full review. More continuations may be allowed for a courtesy review if necessary. A continuation effectively postpones a recommendation by the Board and enables the applicant an opportunity to modify the design

based upon Board feedback for a future review. The Board is more than willing to work with an applicant to get the proposal right and limit wasted time and expense.

The courtesy and full design reviews must be scheduled on BHHZAB agenda per the Arizona Open Meeting Law.

Reviews are not required for the conduct of routine maintenance. Typical examples include: painting, replacement of broken window glass, shingle repair (not re-roofing), in-kind replacement of wood rotted boards, patching stucco, landscaping, security lights, etc.

The following information is required or requested for all design reviews:

- Aerial view of the Development Zone with contributing properties identified.
- Site plan with all dimensions and elevations, particularly changes in grade and how much higher the finished floor will be from the street elevation, clearly shown.
- Architectural plans including window/door schedule, details, materials, details and floor plans, especially when relevant to exterior concerns.
- Exterior elevations whether seen or unseen from the street for the sides of all proposed changes. May be pictures or drawings with all relevant dimensions and a clearly labeled distance scale. Labeled dimensions should include heights, lengths, widths, window and door dimensions and locations, and locations and dimensions of other features.
- The following supplemental information should be included to help reviewers better understand the proposed application:
 - Photographs of all sides of the existing site, including street view of adjacent buildings for reference purposes.
 - Photographs of examples in the Development Zone of non-standard materials (i.e. corrugated siding on out buildings, steel sash windows). Any replacement of a non-contributing door for instance should show style proposed and how it relates to the structure and other contributing examples of the style.
 - If you are proposing to use alternative or "green" materials, bring a brochure and a sample to the reviews.

For a complete checklist of requirements please refer to the HPZ Application for details. NOTE: A minor review may be possible for projects not requiring a building permit. PDSD Staff will determine if the project requires a full or minor review. It is important to bring as much information as possible to all review meetings to communicate your plans.

DEMOLITION

BHHZAB does not support the demolition of any contributing structure or design element in the HPZ. BHHZAB does support all initiatives to preserve the historic and architectural resources in their original appearance, setting and placement. Unlike the addition of a new structure or changes to an existing structure, the demolition or relocation of a historic structure may or may not involve a review of any design details by BHHZAB. The City Historic Preservation Officer and PDSD staff review all demolitions, in consultation with the BHHZAB to consider what impact such demolition will have on the fabric of the neighborhood and its potential designation as **a National Register Landmark Historic District Nomination** (check correct title). However, no demolition can legally occur without a demolition permit first being issued. Partial demolitions are limited to non-character defining elements of a contributing structure, such as a significantly modified or damaged rear porches or non-historic additions. The UDC (5.8.10) describes the process for obtaining a demolition permit that includes a recommendation by PDSD Director and approval by Mayor and Council. The section also identifies potential fines and remediation.

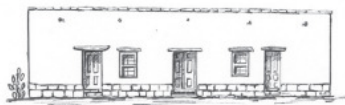
Beyond the above specified involvement, the Advisory Board serves as a supplemental resource of information to those others directly involved in the demolition process, specifically: the PDSB Director, the Tucson-Pima County Historical Commission, and the City of Tucson Mayor and Council. It is the intention of the Advisory Board to exercise this option, and duty, in the spirit of being a provider of factual, relevant and reliable information that otherwise might not be known, let alone be readily available for review and consideration. This option may extend to the provision of data relevant in the assessment of penalties and remedies, for example, information relating to the significance of the structure.

The Board promotes the active maintenance and preservation of properties in the HPZ. Property owners who intentionally allow a historic property to suffer severe deterioration, potentially beyond the point of repair, may be responsible for “demolition by neglect”. Property owners who use this kind of long-term neglect to circumvent historic preservation regulations may be in violation of the code and subject to enforcement and remedies by the city.

Drawing or photo

BARRIO HISTORICO HPZ BUILDING TYPES

Sonoran 1840-1890



Characterized by one story rowhouses with their fronts on the street and construction of exposed mud adobe block. Common features included high ceilings, stone foundations, canales (roof drainage pipes), vigas (round roof timbers), and zaguans (central hallways). In Arizona, this style of urban architecture is unique to Tucson.

Transformed Sonoran 1860 – 1912



The arrival of Americans, initially in small numbers, and then in a rush after the Southern Pacific Railroad connected to Tucson in 1880, brought new construction materials and architectural tastes from the eastern U.S. and California. Existing Sonoran-style houses were transformed by additions of pyramidal or gabled metal roofs, brick caps on roof parapets, and Victorian embellishments

Transitional (Territorial) 1880-1900



Early Transitional construction continued to locate buildings on the street. Walls were usually lime-stuccoed, and fixed-glass windows with shutters began to appear. Late Transitional houses were set back to accommodate a front porch, had pyramidal and gabled wooden roofs, wooden sash windows and flush-set shutters and showcased Victorian-style wooden trim.

American Territorial 1880-1910



A new American style adapted for the Arizona desert came with the arrival of the first local brick factory in the 1890s. Houses moved to the centers of lots, brick construction on stone foundations was widely used, and corner porches with lathe-turned wooden columns became popular.

Queen Anne 1890-1920



This Victorian-era style became popular throughout the United States, and was transplanted to Tucson. Defining characteristics include complex roof forms with steep pitches, turrets, chimneys, bay windows and leaded glass, and elaborate woodwork on wrap-around porches.

Mission Revival 1895-1930



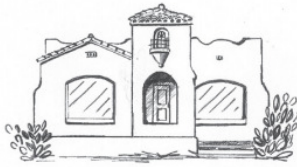
As the turn of the 19th century approached, Tucson began to look to the West Coast for architectural ideas. Inspired by the Spanish period missions, this revival style is characterized by one-story homes with red clay roof tiles, smooth-stuccoed white walls, arched casement windows, curved roof parapets, and decorative entryways.

Craftsman Bungalow (1905-1930)



The philosophy of the Craftsman style, an expression of the Arts and Crafts movement, broke away from historical precedents and emphasized simplicity of form, local natural materials, and handicraft. Hallmarks of the bungalow form are floors above grade, spacious porches with tapered supports, oversized eaves, exposed rafters, and double hung wooden windows. The "Western Stick" variation of the Craftsman bungalow has exposed structural systems and Japanese-influenced joinery.

Spanish Colonial Revival/Spanish Eclectic 1915-1945



The Spanish Colonial Revival style features red clay tiled roofs and court - yard plans, and asymmetrical façades with more elaborate elements— balconies with iron railings, post-and-lintel or arched window and door openings, and triple groupings of casement and fixed windows with grills of wrought iron or wood. The related Spanish Eclectic (Southwest) style, developed in the 1920s typically features the flat-roofed box-like forms of the latter, but with arched openings and small gabled or shed-roofed entries with clay tile.

Pueblo Revival 1920-1950



This revival style spread from Santa Fe, New Mexico, and is characterized by earth-colored stucco on adobe, brick, or wood construction, along with simple window openings and flat roofs with rounded or stepped parapets and projecting round roof beams, or vigas.

The Barrio Historico HPZ is historically significant because it exemplifies the many patterns of community development in Tucson as the city developed over an extended period from the 1860s to 1940. Today, it retains the unique character of its many development cycles with a diversity of architectural styles.

DESIGN STANDARDS SPECIFIC TO BARRIO HISTORICO FOR NEW CONSTRUCTION

Height - Building height compatibility can be accomplished by comparing similar types and styles of buildings. For example, a parapet roofed structure cannot use the same height measurement as a gabled or hip roofed structure. Even with the same height, vertical sides rising full height have a much greater impact on the surrounding area. Height in the HPZ is measured as the vertical distance between the highest part of a building/structure and the finished grade at the midpoint of the front facade of the principal building. This definition only applies in the Zone, by code.

Setbacks – Should maintain the street and alley setbacks the project's Development Zone.

Proportion - The proportion (height, width, and massing) of new buildings should be within the range already established by contributing structures in the project's Development Zone.

Roof Types - The relationship of a new or altered building to the historic buildings and structures in the Development Zone will be strengthened by repeating a roof type that is prevalent within the Zone. For additions or accessory structures on a contributing property, the roof type must be compatible with the contributing structure. Additions and Accessory structures cannot be higher than the main structure.

Surface Textures and Materials

A Surface textures

- Apply surface textures and select building materials that are in keeping with materials seen within the project's Development Zone. The use of non-traditional building materials needs to be judged on a case-by-case basis. Acceptable finishes are dashed, sand floated, and steel troweled textured stucco are the most common and encouraged. Spanish Lace and skipped troweled textures are not acceptable. Expansion joints in stucco finishes are not acceptable.

B Building Materials

Use of similar materials to build and replace. Acceptable materials are Adobe, Adobe block, exposed brick, masonry block (CMU), ICF Block (no less than 10" wide), and stone. Unacceptable materials include stucco on wood frame or metal studs, exposed or painted concrete block or slump block as a substitute for brick or adobe. Also unacceptable are plywood and t-111. This list is not exhaustive and alternative materials will be reviewed on a case by case basis.

Site Utilization - Site utilization generally indicates size, scale and relationships and distances between sides of various buildings, but also include general patterns of types of development such as Spanish/Mexican Vernacular tradition, or Anglo-Territorial site usage. Some variations to these are extant in the HPZ but others are not, such as fully enclosed Courtyard House development. Any new construction, alterations and additions should observe the same or compatible spacing and positioning established by contributing structures within the Development Zone. Also, intensive lot development may not be reasonably characteristic of a particular Development Zone such as construction of an apartment block in an area characterized by smaller single-family residences.

Projections and Recessions - Your project must consider the presence or absence of prevailing projections and recessions in your Development Zone, in order to assure that the development is compatible with the designs of surrounding buildings. Front porches and street-oriented entrances are a defining characteristic of the neighborhood, whatever the style of the building. Compatible overhangs and facade details such as window and door openings as well as their sizes and locations are character defining features to be considered.

Parking structures, if not located in the rear due to access, must be recessed back from the main building.

Details - Examples of character-defining details include: wall finish (brick, stucco, etc.), parapet treatment, roof trim/shape/gables, eaves and verge treatment, door and window openings. These details must be compatible with the primary contributing structure as well as existing historical periods and styles in your Development Zone. Details are addressed further later in the Guidelines.

Building Forms - Maintaining the character of a neighborhood through Building Form including size, mass, and scale, reinforces the sense of conformity and compatibility essential to historic preservation. Rhythm - Similar patterns of both siting and character defining elements of new structures or additions should be compatible with both contributing structures and those patterns of the larger Development Zone and neighborhood. Rhythm includes patterns and scale of openings within individual facades, insets and (JB) (WUZHAB) 12 projections of massing, and relative facade proportions within a block faces. Rhythm also speaks to the pattern of doors and windows openings on the building - the solid/void pattern. Consistent rhythm between an historic structure and a proposed addition preserves the character of the whole property. The rhythm of recurrent building masses and site utilization helps define the quality of the streetscape.

DESIGN GUIDELINES FOR NEW CONSTRUCTION, RENOVATIONS, ALTERATIONS AND ADDITIONS OVERVIEW

The objective of BHHZAB is to maintain the historic character of the neighborhood and integrity of the HPZ and maintaining the National Register District designation, and pending Landmark Historic District designation.

The focus is the exteriors of buildings and structures and their sites, especially what is visible from the street. All exterior sides of buildings and structures, roofs, details, materials and other attributes are also subject to design review. The Board recognizes that each project involves a different context and set of goals, and therefore will consider them on an individual basis. All new construction, renovations, alterations and additions freestanding and/or added to a primary or secondary structure in the Barrio Historico HPZ must be reviewed by BHHZAB. This includes:

- Residential, commercial or institutional uses, and accessory uses.

- Buildings or structures that are moved into the district.
- All architectural elements both structural and non-structural.
- Permanent new structures requiring any of these: footing, electrical connection, plumbing or permanent installation including hardscape elements. Examples include new fences, walls, gates, screens, walkways, driveways or attached exterior lighting.

If you are considering a new construction project in the HPZ, you first need to determine the prescribed Development Zone (UDC 11.4.5). Your new construction project should be compatible with the existing street and building patterns of the Development Zone for your project. The site design, setbacks, form and massing, height, roof type, materials, details, and color should be considered when designing your new project to be compatible with the historic character of the neighborhood.

RELOCATING BUILDINGS

The guidelines for primary and secondary buildings and structures apply to any that are relocated into any HPZ.

DESIGN APPROACH CONSIDERATIONS Consider these questions as you develop your proposed plans:

- Are exterior alterations kept to a minimum?
- Do plans fit the structure's original design?
- Is your project differentiated yet compatible?
- Are changes visible from the street side(s) kept to a minimum?
- Are original building materials maintained?
- Are all materials appropriate to the building Development Zone and the neighborhood?
- Are the original sizes and shapes of window and door openings maintained?
- Are original and distinctive architectural details kept?
- Are traditional views unobstructed by proposed walls, fencing or landscaping?

Your participation in the design review process ensures the preservation of the original architectural character for which Barrio Historico is known. Cooperation and early dialog can frequently eliminate frustration stemming from the misinterpretation of the ordinance and review procedures. When contemplating new construction in a historic setting, consider one of three strategies based on three possible attitudes toward the existing setting or resource:

- 1) Literal replication,
- 2) invention within the same or a related style, and
- 3) abstract reference as applied to your design approach.

These options represent a range of responses to the call for "differentiated" yet "compatible" designs for new construction, renovations, alterations and additions in an historic setting found in the Revised Secretary of the Interior's Standards and Guidelines and referred to in TSM 9-02.3.0.

- **Literal Replication** – Most applicable to additions and alterations, this approach requires that the historic elements to be replicated are well understood and the technical means to effect replication are available. This is not a generally a viable option in Barrio Historico and is usually not consistent with the SOIS as it creates a false sense of history. It is mostly used on individual Landmarks that undergo complete restorations to a specific historic era.
- **Invention within the Same or Related style** – Well suited to additions and freestanding structures, this strategy, while not replicating the original design, adds new elements in either the same or a closely related style, sustaining a sense of continuity in architectural language. The intention is to achieve a balance between differentiation and compatibility but weighted in favor of the latter. This is the most commonly appropriate approach.
- **Abstract Reference** – Most applicable to new freestanding structures on vacant lots, the third strategy seeks to refer to the historic setting while consciously avoiding literal resemblance or working in a historic style. This approach seeks to

balance differentiation and compatibility, but with the balance tipped toward the former. Pursuing this approach would most likely require the assistance of a trained design professional, as many historic styles cannot be reduced to abstract shape and still retain its distinctive “composite” quality, therefore thoughtful study would be required. This approach will call for close scrutiny in the review.

New projects should consider the integrity of the historic streetscape, predominant architectural styles and architectural details or elements of characteristic buildings within the project’s Development Zone and be reflective of the ‘period of significance’ (1860s - 1940). New projects should also incorporate certain architectural details, styles or elements of characteristic buildings in order to do this but not to the degree that creates a false sense of history.

The primary design influence for your project should come from existing contributing elements within your Development Zone. Other design elements from outside your Development Zone that you wish to incorporate must be established within the HPZ and will only be considered by BHHZAB on a case by case basis that illustrates general compliance and compatibility within the district. Such variations may require formal approval by PDSD.

In addition, your project will need to address Key Development Criteria relating to heights, setbacks, proportions, roof types, surface textures, site utilizations, projections and recessions, details, building forms, and rhythms as outlined in TSM 9-02.3.0.

In general, repair and maintenance of historic structures or streetscape features should always be a priority before considering replacement or alteration. Routine maintenance is the best method to preserve historic structures. The National Park Service publishes two Preservation Briefs that provide maintenance guidance. (see ‘Resources’ section in these Guidelines for link to these Briefs). Please note that review is significantly more stringent for alterations and additions to contributing historic structures or streetscape features and these must complement the defining elements and characteristics of the contributing structure or streetscape, based on the applicable codes. No renovation or expansion of an existing structure should impact the eligibility of its contributing status. More leeway is possible on vacant parcels and building sites and for accessory structures. See SPECIAL ZONING PROVISIONS, below.

There are a few lots in Barrio Historico that may be eligible for development using the Flexible Lot Development (FLD) provisions. Such developments may include higher than typical density and looser application of architectural details, but key design elements of height, form and siting must be compatible with the Development Zone and neighborhood.

ALTERATIONS OF EXISTING RESIDENTIAL STRUCTURE

(Insert example drawings)

The appearance of contributing residential structures should remain unchanged as far as feasible. These are important elements:

- Exterior alterations visible from the street should be kept to a minimum.
- Original character defining elements of the building such as roof form, and roof elements, rhythm (windows, porches and doors), projections (porches, steps, dormers, etc.), architectural details, materials, and site elements including scale should be maintained. See the description and drawings of the Building Types and Styles located throughout the Guidelines.
- Alterations should be compatible with the building’s original design features and may include any historic changes and additions made during its period of significance.

- Any alterations and new or replacement materials should be compatible with the contributing building's characteristic or defining features.
- Openings, including windows, doors, and porches should not be filled in or modified in any way, especially on principal facades. Their original materials, sizes, shapes, and general designs should be maintained. Any replacement or replicated elements must retain original characteristics including proportions, scale, pattern, and design.
- Place additions to the rear of existing buildings. These include new rooms, porches, decks, and stairs. Do not alter principal facades. Visible modifications should not impact the character or integrity of the contributing structure.
 - Keep additions simple and appropriate in size, shape, materials, textures, color, and detail that are compatible with, but do not duplicate or replicate, the existing building. Do not create a false sense of history by making an addition appear original to the structure.

NEW CONSTRUCTION - PRIMARY BUILDINGS

New construction of primary buildings should be based on the historic streetscape and building patterns that are seen in the project's Development Zone. If there are no contributing buildings within the project's Development Zone. Adjacent zones or district standards may be considered by the Board. Key Development Criteria should be considered in primary building projects. In addition, note these additional guidelines in your new primary building project design approach

- Emphasize front entrances and orient them to the main street. See PORCHES, below.
- When possible, off-street parking structures should generally not be visible from the street; place parking and service facilities to the rear or in some limited cases, the side of the structure. Screening may be required on a case-by-case basis. Utilize landscaping and other screening elements such as fencing to screen these areas to avoid negatively impacting adjacent properties.
- Single family residential units must comply with the City of Tucson parking requirements and the primary parking space must be on site. Any required on street parking must fit within the street frontage area bordering the property in question See UDC7.4.5.C for further clarification.
- Garages should be placed in the rear or side of the building. If entrance can only be from the front, then the garage must be set back further back from the main house frontage (..... Feet). Garage doors should be wood, steel (painted or rusted metal) Vinyl garage doors not permitted.

Major landscaping features such as mature trees and shrubs should be maintained. This is important especially where plantings fit within a pattern on the block. Please see the LANDSCAPE AND STREETSCAPE section.

- All sides of structures should contribute to the overall design and relate to each other. All exterior elevations of buildings (seen or unseen from the adjacent area) are subject to design review.
- The most significant facades are the ones most visible to the streetscape and public view.

NEW CONSTRUCTION - SECONDARY BUILDINGS AND STRUCTURES

New construction of Secondary Buildings should be based on the historic neighborhood patterns that are seen in the project's Development Zone. If there are no Contributing Secondary Buildings within the project's Development Zone, adjacent Zones or District standards may be considered by the Board. Key Development Criteria should be considered in Secondary Building projects (See OVERVIEW Section near the beginning of this document for a list of these Criteria). In addition, note these additional guidelines in your new Secondary Building project design approach:

- Secondary Buildings (e.g. guesthouses, garages, etc.) should be constructed in the rear of the property and should not be attached to the primary structure. If the primary building is historic, an additional Secondary Building should be

“differentiated” yet “compatible” to the Primary Structure as noted in the ‘Overview’ Section of these Guidelines. Note: Each zoning (HC-3, HO-2, HR- 3, HR-2) has its own standards which are not addressed in these guidelines.

- Secondary structures should not dominate the primary structure. • City Code requires that secondary dwelling units without kitchens have at least 50 percent less square footage than the main dwelling (UDC 6.6.3.D), and those with kitchens must be at least 25 percent less square footage than the main dwelling (UDC 4.9.7.B.3).
- Secondary dwelling units or structures built along minor avenues may have additional design requirements due to adjusted Development Zones. The prevailing setback should be observed.
- Massing, scale, materials, surfaces, details and style should be compatible and relate to the Primary Contributing Structures on the site and in the Development Zone.

SPECIAL ZONING PROVISIONS INFILL INCENTIVE DISTRICT

Portions of the Barrio Historico Historic Preservation Zone may have additional overlay zoning standards. Generally, HPZ Design Guideline Standards prevail.

FLEXIBLE LOT DEVELOPMENT

Flexible Lot Development (FLD) was established in 2015 for all lots in the City of Tucson after lifting the minimum lot size restriction. It had previously only applied for parcels of 10 acres or more. It is now established as a “By Right” option for all parcels. The intention was to allow for reasonable infill development throughout the city. However, it created the option for more intense development in the historic district than had ever been allowed before. Traditionally, in the Barrio Historico HPZ, each block face developed organically, and all structures were unique. There are a very limited number of historic structures that were developed on the same general plan, and in all cases individual characteristics were applied. This created a general development pattern of density and setbacks that are largely consistent in the neighborhood, and specific to each Development Zone. Avenue blocks usually have six major structures and Street blocks usually have 3 major structures, on average, through out the district.

- Multi-structure FLD developments should have different and unique design characteristics on each proposed building within the development, even if they share floor plans, and should be reviewed either individually or as a comprehensive development proposal with distinct units. Each primary street front facade should relate to its individual Development Zone standards. Avenue facing buildings should be compatible with Avenue development standards while each Street facing building should be compatible with street development standards. For example, a side wall facing an avenue where all contributing structures have a primary entrance and/or porch should relate to that standard. This means that general appearance, setbacks and streetscape standards should be compatible with other properties facing the street. Because FLD projects are developed on a single parcel, but become individual parcels with shared amenities after construction, the final built environment should be considered in their review.
- All Development Zone standards apply for each structure including overall height, roof forms, massing, scale, materials and design characteristics. Any proposal FLD project should enhance the integrity of the historic district rather than creating an intrusion.

MATERIALS & DESIGN ELEMENTS ARCHITECTURAL DETAILS & ORNAMENTATION

Maintain the original architectural details on your house. Even the simplest details contribute to the character of your building. These elements should be evaluated for repair rather than replacement. Many elements can be repaired using wood epoxy and/or by splicing, repairing ropes and pulleys or by other means. If replacements are necessary, they should be done on an individual basis after determining that repair is not an option. Wholesale replacement, if not warranted, should not be contemplated. Consider the following:

- Duplicate the existing details found on your building. If the existing details are missing or deteriorated select details that can be documented as being used on your house. Checking the library at the Arizona Historical Society or the Special Collections at the University of Arizona library may be useful to find early photographs of your house to learn what details were present historically. As a last resort, look at details on similar housing types and styles found in your Development Zone. When replacing details, the size, shape, dimensions, materials, and quantity of the replacements must be as similar to the originals as possible. You may find useful details in the HISTORIC PRESERVATION ONLINE RESOURCES section (near the end of this document).

- It may be helpful to locate substitute parts that may be available from salvage businesses and demolition contractors. However, salvage items should match the original element being replaced.

- Only apply architectural details that were present historically on your building. New elements that are conjectural, even if present on other contributing buildings should not be added. If adequate evidence of historic details is not available, only architectural details that are in keeping with your house type and date of construction.

CHIMNEYS & VENTS

Existing chimneys should be preserved and maintained when possible. If repairs are required, consider the following:

- If repairs to an existing chimney are necessary, match the original materials, colors and shape as closely as possible. Where brick is used, reference the masonry construction section of this document.
- Historic rooftop chimneys shall remain in place and not be removed even if not in use.
- If an existing chimney is beyond repair, a replacement should match the original materials, color and shape as closely as possible.
- For new construction, chimneys should match the architectural style of the building and be compatible with chimneys of its type in your Development Zone.
- Spark arrestors should be low profile with a color that reduces visibility.
- Vents should be as unobtrusive as practical.
- Turbine ventilators should not be visible from the street.

COLORS

While simply repainting a building in the HPZ a new color or colors is not subject to individual HPZ review, color can be considered within a larger required HPZ review of any structural modifications to a property or new construction projects. UDC 5.8.9 stipulates that colors chosen within the HPZ on any structure should be appropriate to both the architectural style and historic period of any contributing building. You are encouraged to conduct a thorough color examination prior to painting. Consider the following when thinking of color or painting:

- Consider original or historic colors that were used on your building.
- Historically unpainted features such as foundations, brick, rock walls, etc. should be left unpainted.
- When determining what is appropriate for the style and age of your building, look at related historic buildings that retain original or early color schemes for guidance.
- Evaluate the original color by analyzing paint scrapings.
- Does your preferred color scheme enhance the character defining elements of your building?
- Drive or walk through the neighborhood and note the color combinations.
- Search at the Arizona Historical Society or the Special Collections at the University of Arizona library.
- Due to the exposure of paints to the climate over the years it may be difficult to match historic colors.
- Selecting a building color that will blend with your neighborhood will have a positive impact on the entire block.

- Prepping the surface should be done by the gentlest means possible.
- When completing a minor design review, the color of your building may be discussed and recommendations may be made.

MURALS - Murals have to have cultural and or historic reference and not include any advertising otherwise it falls under the category of signs. See City of Tucson Sign code for further information.

DOORS

Existing doors should be maintained and repaired as necessary. If modifications are required, consider the following:

- If replacement of a door is necessary, select a door that is as close as possible to the original. If the original door is gone, select a door type that is similar to other examples of contributing historic doors of the style and period of your building. Example: craftsman style doors are inappropriate on a Victorian style house.
- Wood panel doors are normally required but alternative materials may be considered upon request.
- For new doors on contributing structures, door framing and inset should match existing door details.
- For new construction, doors should be installed in recessed framing.
- Louvered doors are not acceptable on entrances
- Sliding glass doors are not allowed.
- If replacing or adding a screen door, historically compatible wood screen doors are recommended.
- Security doors should be simple in design and those appearing as historically compatible screen doors are preferred. Preferred screening material allows a view of the door.

ENERGY & UTILITY CONSIDERATIONS

Energy measures that are seasonal and temporary do not require approval. When considering long term energy saving or collecting strategies, refer to the guidelines below:

- When possible, place solar collector devices and supporting hardware so that they are not visible from the street. This includes devices that are installed on a roof or are separate from the building. Solar panels mounted flush with the roofline are recommended. Please refer to TSM 9-02.3.5.
- Reflective film/glass and colored glass are inappropriate; however, stained glass may be acceptable on some buildings.
- Locate electrical and gas meters, and major mechanical equipment such as condenser units on the backside of your building. Side yard ground installations should not be visible from the street and should be screened with plantings, or metal or wood fencing in ways that minimize visual impacts on adjacent properties. Please refer to TSM 9-02.3.5.
- Locate rooftop coolers and equipment where they are not seen from the street or mount them on the ground, out of sight from the street. Do not place a screen around rooftop mechanical. Please refer to TSM 9-02.3.5.
- Do not place air-conditioning units or fixed fans in front windows.
- Note that most installations will benefit from having shade in the warmer months and that all utility installations will require proper ventilation.
- When more energy efficient windows are desired, consider using double or triple pane glazing, or storm windows.

- Appropriate canvas awnings can shade windows.

FOUNDATIONS

Existing building foundations should be maintained and repaired if necessary. When making repairs, consider the following guidelines:

- Unpainted stone or concrete should remain so.
- Any required repairs are to be done in the same materials as those existing.
- When designing new buildings refer to the guidelines below.
 - o Erect new buildings for primary residences and commercial buildings on foundations that correspond to the raised height of those adjacent to the extent permissible by handicapped access requirements.
 - o Do not use concrete masonry units (CMU) blocks unless they are stuccoed in a sand finish to differentiate the stem wall from the wall above.
 - o Formed concrete foundation walls are acceptable for new construction.
 - o Recess all mortar joints on stone foundations.

MASONRY AND STUCCO

Masonry should be protected and preserved where possible. Use the following guidelines to maintain and repair masonry and stucco as required.

- If you are cleaning any masonry surfaces, use a gentle detergent. No type of media blasting is recommended because it causes severe damage to brick and stone. It also accelerates erosion by allowing water to enter the pores.
- When re-pointing and joint striking the masonry on your building, be sure that the composition of the new mortar, as well as the color, the width and tooling are similar to the original mortar. Attempt to identify the composition of the original mortar. The introduction of more than a small amount of Portland cement into the mortar may cause thermal expansion behavior that is different from the original limebased mortar, which can cause cracking of the softer masonry.
- If it is necessary to replace brick, use bricks that match as closely as possible to the color, composition, finish and size of the original brick. Soft brick should be replaced with soft brick to ensure homogeneity. If you need replacement bricks, older bricks may be available from salvage businesses and demolition contractors.
- If considering application of water repellents, possible products should be carefully investigated. A proposed product should be applied to a small area of the brick in an inconspicuous location to determine the impacts on the brick. Some water repellents can darken the brick or leave a shiny finish which is not appropriate. Any proposed repellant should be carefully evaluated to ensure that it is breathable and will not trap the moisture which will cause damage
- For any replacement of historic bricks, install new bricks in the original pattern.
- Brick size and color, mortar details, and banding patterns for additions to contributing structures should capture the character of, but not replicate, those on the historic portion of the house. Historic foundation heights are typically 18" or greater. For new construction, brick, mortar and banding patterns should relate to patterns evident on contributing structures within the Development Zone and District. (WUHZAB) (WUHZAB) 20
- When concrete masonry units (CMUs) are used in new construction including additions, they must be finished with stucco of an appropriate texture. If the historic house is stucco, the new addition should have a different stucco texture

to allow for differentiation between the new and historic construction. Stone or brick veneer may also be acceptable to finish CMU surfaces.

- Traditional stucco and paint vs. integral colored stucco have different properties which will cause differences in appearance. .
- When materials are replaced, or additions are made to a property, wood and stucco surfaces should be painted and masonry surfaces (ie brick, stone etc) should be left their natural color (not painted).
- Originally exposed masonry surfaces should not be stuccoed, covered by veneers, or painted.
- Brick surfaces that were stuccoed should remain stuccoed. These bricks frequently are soft and will deteriorate if exposed.
- Decorative reveals of underlying brick by removal of stucco are not acceptable.
- The original stucco finish should be maintained and repaired. Cracking or damaged stucco should be repaired, as necessary, rather than wholesale replacement of all the stucco. Any repairs shall match the original stucco finish.
- For detailed recommendations for masonry and stucco, see National Park Service Preservation Briefs (<https://www.nps.gov/tps/how-to-preserve/briefs.htm>), Bulletins 1 and 2.

ADOBE REPAIR - to be written – specific guidelines for properly repairing mud adobe and the appropriate stucco

PORCHES

Original porches should be maintained and repaired as necessary. If the porch needs to be modified or replaced, refer to the following guidelines.

- Enclosing of front porches on contributing structures is not allowed.
- Consider opening an enclosed porch as you rehabilitate your building if it was not enclosed during the historic period.
 - Rear and side porches can be important architectural features, especially for buildings that are located on corner lots, and should be preserved and maintained similar to front porches. In some situations, enclosure of side or rear porches may be considered. If approval is given, the height and shape of the roof must be maintained. Match the materials and the placement and size of the openings with the main structure as closely as possible.
- If repair or restoration is necessary, use as much of the original porch materials and ornamentation as possible. When repairing or restoring a porch maintain the size, shape, dimension and materials of the original.
- If replacements are necessary, duplicate the existing details or select details that can be documented as being used on your house. If you cannot identify the historic details of your house, a similar house of the same period may provide clues. When replacing the front or side porches, the size, shape, dimension and material must be as similar to the originals as possible.
- Porches should be provided on new primary buildings constructed along street frontages and should be appropriate to the style and materials of the new structure. Refer to porch designs within your project's Development Zone. Steel may be considered on new construction if it closely resembles traditional materials.
- In restoration, repair, replacement or new construction do not use wrought-iron columns and railings or steel pipe columns unless the latter are enclosed in a traditional wood or masonry exterior. (WUHZAB) (WUHZAB) 21 ROOFS

Existing roofs should be maintained and repaired as necessary. If the roof does need to be replaced, consider the following:

- Select a material and a pattern that is historically appropriate to your style of house. If it is unclear what type of roofing material to use, look at the roofing on similar building types in the Development Zone. For example, an applicant may want to replace his existing roof that currently has wood shingles on skipped sheathing with a longer lasting Standing Seam Metal (SSM) Roof on his house. However, just because there are examples of an SSM roof within your Development Zone, an SSM may not be appropriate for your style of house. Each house is unique and the discussion with the Board will help identify appropriate styles of roofs for a particular style of house. Each request is handled on a case by case basis rather than a blanket approval.
- White roofing treatments are not historic in character. Visible elements of any roof should not be white. Light grey may be appropriate in some instances. Flat roofing not visible from outside the property is exempt from this requirement but must still be reviewed.
- Do not alter the roofline or roof pitch of your building.
- Maintain original roof details such as decorative wood brackets and soffit details, and exposed roof rafter tails.
- Maintain the original size and shape of dormers on the street sides. Any proposal for the introduction or alteration of existing or new dormers on the house will be considered on an individual basis.
- For structures on the street front, slate, tile, composite, synthetic, standing metal-seam roofing or metal shingles will be considered, as will other sustainable materials that resemble existing roof materials. Corrugated metal is generally appropriate only for accessory structures. Alternative modern roofing materials should be similar in size, shape, texture, and color to existing materials on buildings in your project's Development Zone and will be reviewed on a case-by-case basis.
- Roof mounted architectural features and mechanical equipment atypical of the historic period or style, such as solar panels, skylights, cooling and heating units, and satellite dishes, should be not be mounted on street-facing elevations and should be placed in locations that minimize visual impacts. Solar panels should be placed on the roof in a manner that does not alter the visible profile of the roofline. Do not alter the profile of the roofline.
- Skylights should be the least obtrusive that will achieve the desired result. Current acceptable options are flat glass and solar tube. They should be set back from the front façade and should not be located on a front facing roof slope.

SECURITY CONSIDERATIONS

Before making alterations for security that affect the appearance of your building. Consider the following security measures:

- Adequate exterior lighting for the front and back of your house.
- Strong locks for windows and doors.
- Security alarm systems • Trimmed trees and shrubs for visibility from the street.
- Reinforcing the back of the glass on your entrance door by installing break-resistant material.
- Using a key-lock for wood double-hung windows in non-sleeping rooms.
- If you must make alterations to the appearance of your building for security, follow the guidelines below.
 - o Window bars may not dominate the appearance of a building. Window bars of simple design that match the orientations of the frame, or the dividing elements between the panes, are most compatible.

- o Security bars on masonry should be attached through the mortar joints rather than the brick.
- o Security doors should be simple in design and those appearing as classic screen doors are preferred.

WINDOWS

Existing windows should be preserved and repaired as necessary. See SOIS Preservation Briefings concerning wood and steel windows at <https://www.nps.gov/tps/how-to-preserve/briefs.htm>. Consider the following:

- Maintain the original size and shape of your windows, including the widths and profiles of mullions and muntins, rails and stiles, and the original number of panes (lights). Maintain the wood trim that frames the window openings.
- Maintain original art or stained glass. Requests to install art or stained glass are considered on a case-by-case basis. Such glass is not appropriate to many Barrio Historico houses.
- **Toldos** were used historically over windows in the Barrio Historico HPZ and can be used today as an energy-saving device.
- It may be that only select windows need to be replaced while others will be repaired.
- For replacement windows in contributing structures, closely replicate the originals while maintaining the original openings and recesses.
- For new construction, refer to these guidelines:
 - o Give window openings vertical emphasis. The most common windows historically have been one over one (single pane top and bottom), wood frame, double-hung windows recessed in wall surfaces. Wood casement windows may be appropriate in a few cases. New construction should follow the window styles found in the project's Development Zone.
 - o New windows must be recessed and not flush.
 - o Aluminum and vinyl window frames are not allowed. **Current clad windows closely resembling historic wood windows may be considered. Be prepared to present detailed product information (is this something we should consider – it is definitely not historic – to be discussed).** Recommend if agreed then specific companies and quality by listed to ensure they meet requirements
 - o Windows and screen frames must be flush with the brick mold. Screening material should allow visibility of the window. Aluminum screen frames are not desirable on front facing windows.
 - o Stone or concrete lintels and sills are appropriate to certain architectural styles.
 - o Picture windows are not appropriate or allowed.
 - o Horizontally sliding windows are not appropriate or allowed.
 - o All permanent glazing material to be glass.
 - o Glass block was not used in most Barrio Historico historic structures and is not appropriate.
 - o Reflected film or glass or large panels of colored glass are inappropriate for most windows. However, small decorative panels of colored glass within a complex window form, or stained glass windows may be acceptable on specific buildings.

INSTITUTIONAL & COMMERCIAL BUILDINGS

Contributing Institutional and Commercial Buildings within the Barrio Historico HPZ are generally located in the area along South Stone Avenue. Individual buildings within residential blocks are also scattered throughout the district. Generally, very few blocks of the district are exclusively institutional or commercial and residential buildings are regularly interspersed with them. All contributing structures in the HPZ were built before zoning codes were established in 1948. In the 1960's new zoning overlays that created specific use standards were implemented. Commercial uses became limited, generally along the borders and Meyer Street. Some northern sections were rezoned as office/supportive business, although most buildings in both areas are residential in design. Over time, the use of many buildings has changed. All buildings within the district are considered within their historic context and should retain the historic appearance for which they were intended.

ALTERATIONS, ADDITIONS AND CONSTRUCTION

Any proposed exterior alterations and additions for institutional and commercial buildings must be reviewed. The design guidelines are the same for all buildings within the district, except that commercial and institutional buildings must be compatible with other contributing commercial and institutional buildings, (rather than residential buildings) within the district. Because of their limited number and placement, other similar contributing examples may be used that are within the district, but not the specific Development Zone for guidance. An institutional or commercial architectural building type cannot be referenced as a building type, in part or its entirety for a residential building. Also, see DEVELOPMENT ZONE (above) for further guidance. Underlying zoning determines possible uses for any building. Residential use is allowed in all areas and zones within the district. Historic use is encouraged and recommended in most cases. Blocks of exclusively residential structures should remain residential blocks. For their continuing preservation, some formerly institutional and commercial buildings may benefit from adaptive reuse as mixed commercial/residential uses become more economically viable. Each building is unique within its specific context.

SPECIAL CONSIDERATIONS

Residential buildings put to commercial uses: uses permitted in the underlying zoning and reasonably accommodated within existing structures without altering the historic nature and significance of the structure may be appropriate and considered on individual properties. Any alterations, additions or construction must be compatible with the residential characteristics of the building. No alteration will be considered that can make the structure ineligible for its continued historic designation. Resident Artisan and secondary use: Refer to the standards listed in UDC 5.8.7B. The status only applies to the specific applicant and is nontransferable. No external modifications to the historic structure are permissible.

COMMERCIAL AND INSTITUTIONAL BUILDING PARKING

If you want to use your property for non-residential purposes, you need to identify what the parking requirements will be and how your site can accommodate them. See the City's PSD and the UDC for zoning requirements. Designs for your project or requests for a special-use permit will be considered only after you have prepared a parking plan. Follow these guidelines in designing parking for your business or institution:

- Parking Standards and requirements in the HPZ are subject to the standards in UDC 7.4 and TSM 9- 02.6. However, parking requirements can be waived if the exception standards in UDC 7.4.5 apply. Exemptions may be made to ensure the maintenance of historic structures (UDC 7.4.5.D, Change of Use). Multifamily dwellings and commercial uses may require further review and standards for consideration. Consult PSD.
- Place the parking area where it will have minimal visual impact on the area. Parking to the rear is encouraged. Parking areas cannot be placed in front yards.

- Screen parking areas that are visible from the street. Vegetation is not generally considered an appropriate solution to code required screening. Screening elements cannot obscure historic street facades.
- Do not interrupt the pattern of street trees.
- Newly constructed commercial structures must also comply with Code requirements not reviewed by BHHZAB.
- Streetscape standards of the Development Zone determine set-backs and other guideline standards.
- Vehicular parking must not be visible from the street. Older (non-screened) surface parking must meet current screening requirements if modified in any way, including paving. Mesh screening that only partially obscures vehicle parking is not allowed. (UDC Section 7, Development Standards, 7.4 & 7.6)
- Parallel parking is an historic streetscape feature. The addition of diagonal parking or parking meters must be reviewed. Some examples of side lot parking on residential parcels do historically exist. A number of properties on larger lots did develop driveways with rear, unattached garages, and featured historic street front curb cuts. Historic side driveways should be retained. Development Zone standards apply.
- No onsite parking may obscure the historic street face facade of a contributing building. In general, place parking areas to the rear (or side) of the property. New street front driveways and side parking will only be considered on parcels that have no rear access.
- Generally, avoid principal avenue access to parking. Streets and minor avenues should be considered first as they are typically the historic locations for access. Development Zone standards apply.
- **Structured Parking.** No structured parking exists within the HPZ. New structured parking cannot be visible from the streetscape, except for entrance/exit openings facing commercially zoned roadways (especially Stone Avenues). No structured parking entrance/ exit may face residential structures or access directly onto residential streets. Parking structures, including underground levels, should have facades compatible with adjacent properties on all street faces. Open screened parking is not allowed. Light, noise and exhaust must be managed to not impact the historic district.
- For new commercial uses, code requirements prevail. Also, follow the preceding guidelines in designing parking for your business or institution:

RESIDENTIAL BUILDINGS ADAPTED FOR COMMERCIAL USE

Currently, there are buildings that were built as residences but now are used for commercial or mixed commercial and residential purposes. Sometimes a change of use or an added use to an existing building is acceptable. Uses permitted in the underlying zoning and reasonably accommodated within existing structures, without altering the historic nature and significance of the structure, may be appropriate and considered on individual properties. Any alterations, additions or construction must be compatible with the residential characteristics of the building. No alteration will be considered that can make the structure ineligible for its continued historic designation.

- If you have a business in a residential building, maintain its residential character. The design guidelines for existing residential buildings also apply to residential structures that are used for commercial activities.
- Commercial zoning only is applicable along Cushing Street, Stone Avenue and portions of S Main Avenue and only if there is commercial use of characteristically residential architecture allowed. The historic character of such buildings must be maintained on the exterior of the building and all historic codes apply for any alterations.
- Office zoning allows for some office use in formerly residential buildings but the exterior characteristics of residential architecture must be maintained.

- The relationship of the Infill Incentive Districts and an HPZ is evolving so BHHZAB will need to apply its judgement to relevant reviews.
- Resident Artisan and secondary use: Refer to the standards listed in UDC 5.8.7B. The status only applies to the specific applicant and is nontransferable. No external modifications to the historic structure are permissible
- Adhere to the design guidelines for signage.

SIGNS

BHHZAB must review signs using the following:

- Signs are regulated by the UDC 7A and 5.8.9. In HPZs, signs allowed in the underlying land use zone are further limited by UDC 5.8.7.B, 5.8.C.1.c, 5.8.9.M and other use standards (e.g. resident artisans) and further clarified by TSM 9-02.5. All signs must be reviewed by PDS and any other applicable review authorities. Historic Landmark Signs must meet code requirements for any alterations.
- Maintain historic signage in place. Historic signage on the sides of buildings or ghost signs are to be preserved.
- Generally, business signs are limited to one sign only for each street frontage per premises. Businesses having frontage on more than two streets are allowed a total of three signs. Businesses are limited to one freestanding sign per premises.
- Keep the design, lettering, shapes, and content of signs simple and straightforward.
- Do not hide the features of your building or alter irreversibly its structural integrity. Generally, signs for businesses that are located on residential structures should be smaller than those for buildings that were built for commercial purposes. The maximum allowed area of a sign is eight square feet. Small plaques indicating historic status must conform to the code. Resident artisan and secondary use signs are limited to 1 ½ square feet.
- The colors of your sign should complement the colors of your structure.
- Signs attached to masonry buildings should be attached through the mortar joints rather than the brick.
- Indirect lighting and gooseneck lighting of signs without integral lighting is encouraged, provided that light sources are shielded to protect adjacent properties. Visible bulbs must not exceed 20 watts per incandescent bulb or 200 lumens for an LED bulb. Small neon and internally lighted signs will be considered for commercial buildings only. Do not use neon and internally lighted signs for residential buildings that are now used for commercial purposes.
- Carefully consider the placement of signs. The most appropriate will depend upon your building. Signs must not extend above the top of the nearest facade, eaves, or fire wall of a building or structure. Refer to UDC Section 7A, Sign Standards, specifically 7A.11.1, Historic District.
 - o The following are sign types that may be considered for commercial buildings:
 - Signs can be painted on a band above windows on stuccoed commercial buildings.
 - Painted window signs can be used.
 - Narrow and flat signs can be hung from stationary canopies.
 - Flat signs can be attached to building fronts. These should be flush-mounted.
 - Projecting signs that are limited in size can be attached to building fronts.
 - o The following are sign types that will be considered for residential buildings put to commercial use.

- Signs that are attached to the building should be small identification panels at entrances.
- In some cases, signs hung from a porch will be considered. Signs can be painted on clear material that is hung between two porch posts.

LANDSCAPE AND STREETSCAPE

The Barrio Historico HPZ historic streetscapes include the following character-defining features: historic streetscape features (retaining walls, front fences, and curb walls), side and back yard street-facing fences and walls, mail boxes, space between property line and sidewalk, sidewalks, driveways, space between the sidewalk and curb, street lights, street trees, utilities, street signage, and curbs; views and vistas; spatial organization; circulation; and natural topography and grading. There are three types of parties responsible for historic landscape and streetscape features: Property owners, utility companies and governmental entities. The principal government entity regulating all right of way (ROW) areas is the Tucson Department of Transportation (TDOT) and must be compliant with Tucson City Code, Chapter 25. Contact TDOT for details. PSDS determines landscape review requirements on individual parcels.

RETAINING WALLS

In some parts of the district, retaining walls were required to accommodate topographic changes resulting from the grading of streets. They are contributing features, often built before the lots were developed.

- Maintain stone, masonry, and poured concrete retaining walls.
- Situate additional fencing behind the retaining wall.
- Unpainted stone or concrete should remain so.
- Any required repairs are to be done in the same materials as those existing.

FRONT FENCES

Historic front fences of wood, wrought-iron, and looping wire were common streetscape features. Some metal fencing remains, but wooden fencing usually deteriorated and was replaced or removed. In the case of minor avenues (named alleys), the streetscape may feature a combination of front, side and back fencing. Front yard fencing is reviewed more stringently than side or rear fencing.

- Maintain contributing wood picket or metal fencing.
- Front yard fences must not block the view of the house.
- Front fence heights should be appropriate to the scale and style of the house and streetscape.
- Front fencing is traditionally up to’ tall. When the fence is in conjunction with a retaining wall, height is measured from the higher ground level.
- Fences, fence posts, and gates should have a regular, simple, decorative pattern that is visible from the street side.
- Tubular and solid steel fencing should have decorative historically compatible types of picket tops or caps that are evident in the Historic District and also relate to the style and age of your house.

- Chain-link, unpainted redwood, rough cedar, stockade, post and rail, or gabion structures are not acceptable as front fencing.

FREE-STANDING FRONT WALLS

Historic photos show that free-standing front walls over one foot tall were not a common streetscape element. Low curb walls, often of poured concrete, do exist.

- Newly constructed free-standing front walls cannot obstruct the view of the structure.
- Curb walls up to 2'-6" tall are permitted in conjunction with fencing.

SIDE AND BACK YARD STREET-FACING FENCES

The minor named avenues have a streetscape which includes both front and back yards.

- Fences in front of structures must conform to front fence guidelines.
- side fencing from the extended front facade plane of a principal structure to the front property line shall use front fencing standards for height and transparency to ensure streetscape integrity.
- Back and side-yard fencing may be taller for security reasons. Fences at the sides and rear yards may be up to 6' tall and solid.
- Appropriate fence materials for side and rear yards include tubular steel and wrought iron, vertical wood picket, corrugated/sheet metal. Other materials may be considered.
- Modern standing-seam metal with wider corrugations and gabion structures are not allowed.

SIDE AND BACK YARD STREET-FACING WALLS

- The material and form must be compatible with the style of the house and Development Zone.
- Acceptable wall materials for side and rear yards include stucco over masonry, exposed brick, and stone.
- Gabion construction is not allowed.
- CMU construction is to be stuccoed with a medium or fine sand texture and either painted or colored with integral stucco color.
- Side and back yard walls traditionally do not exceed 5' but may be up to 6' in height if consistent with the Development Zone.
- The Building Code maximum of 7' will not normally be approved but may be considered for special situations. The Zoning Code remains at 6' maximum.

MAILBOXES Some USPS collection boxes remain in the neighborhood. In the 1990s, when modern group mailboxes were being installed to replace the unused historic collection boxes, the neighborhood worked with the State Historic Preservation Office and the US Postal Service to modify the old collection boxes to serve as group mailboxes.

- Maintain historic collections boxes.
- Individual mailboxes are to be on the property. Those at the property line are to be reviewed.
- Modern group mailboxes are to be located on the property and screened from the front streetscape view.

DRIVEWAYS

Maintain historic driveways whenever possible. New driveways or modifications to existing driveways must be reviewed. No driveway in the frontage of the building if access from the side or rear possible. New or expanded driveways on streets or major avenues are discouraged. Proposals will be evaluated for width, apron material, etc.

VEGETATION

Trees were often planted in the front yards and in the planting strip between the curb and sidewalk, which also serve to shade the house and the sidewalk. Foundation plantings were typical.

- Maintain vegetation such as street trees, front yard trees, and foundation plantings unless there is a compelling reason for removal. TDOT has agreed to notify the PDSD HPO on all removals of trees within the boundaries of the HPZ.
- Replacement of trees in poor condition or creating a hazard is encouraged.
- Plantings for residential properties are not generally required for Board review except for new principle structures. TDOT is responsible for reviewing all rights-of-way plantings.
- Selection of plantings, particularly trees, should be done to eliminate the potential for sidewalk buckle. ("Right tree, right location") Again, consult TDOT. It recommended not to plant African Sumac, Tamerisk, Mulberry and Olive trees as they are not native and are consider invasive species.
- Vegetation is not generally considered an appropriate solution for code required screening.

RAINWATER HARVESTING

- Metal (aluminum, steel, copper) gutters are allowed on all sides of the roof but downspouts on the street frontage in not allowed. Exposed rafter ends and associated elements should not be modified or cut to accommodate a gutter.
- If seamless, painted aluminum gutters are used, they must match the roof trim color as closely as possible. Vinyl gutters are not allowed.
- Storage for rainfall must be located at non-street facing elevations and may not block views of architectural features.
- Passive storm water harvesting at the street must respect all historic elements. Curb cuts are allowed unless part of a TDOT project.

SIDEWALK TO PROPERTY LINE

Maintain the space between the property line and the sidewalk. Do not place fencing or walls in this area. Do not pave if previously unpaved.

SIDEWALKS

- Maintain sidewalks in place.
- Do not cut through the continuous sidewalk with an entrance walkway.
- TDOT is responsible for managing major sidewalk repairs or replacement.
- If replacement is required, replace with the same control joint score pattern. Keep historic contractor's stamps in place whenever possible.
- Repairs or replacements must comply with ADA standards and Chapter

PLANTING STRIP BETWEEN THE SIDEWALK AND THE CURB

- The space between the sidewalk and the curb is to be preserved.

- Paving in this area is not appropriate except for walkways onto the property.
- Keep the grade of this area relatively flat with a minor depression from the sidewalk.
- Appropriate planting in this area includes street trees (per TDOT's Landscape Architect recommendation), low shrubs, groundcover, perennials and annuals.
- Planting here is the responsibility of the adjacent owner and must follow Chapter 25 guidelines for sight visibility and area requirements for trees.
- Groundcover, perennials and annuals over 2' tall are discouraged.

STREETLIGHTS

Two-globe streetlights were installed with the historic streetcar improvements along Stone Avenue.

- Historic and replica streetlights are to be maintained in place.
- New fixtures are to be compatible with historic fixtures in style, height, proportions, light quality, and spacing.
- Additional fixtures are not to block property driveway access.

UTILITIES

- Maintain historically appropriate utility features such as fire hydrants and power poles.
- New utility features that impact the historic streetscape are to be reviewed.
- New utility features should be designed and placed to have minimal impact on the historic streetscape character. Place utility features such as transformer boxes and backflow preventers on the property and screened whenever possible.
- Maintain street trees and placement.
- Ideally, new utility installations, including pole structures, should be placed adjacent to lot lines and not directly in front of historic structures.
- Do not modify, remove or replace historic or replica historic light pole/fixtures

STREET SIGNAGE

Historic street-name signage was cast aluminum with black-painted fields. Several remain, although the City of Tucson replaced a number of them with citywide green-and-white signs.

- Historic street-name signage should be preserved in place.
- Any additional street signage should consider the historic character of the street.
- Modifications or additions will be subject to staff consultation with the responsible agency.

CURBS

Many of the curbs have contractor stamps and dates and have poured-in-place block number and street signage.

- Maintain historic curbing, especially sections with poured-in-place block number and street name.
- Modifications will be subject to staff consultation with the responsible agency.

PARKING

Prior to 1945, there was parallel parking on both sides of the major streets and avenues. Modifications must be reviewed and changes to the parking configuration of the streetscape such as the addition of diagonal parking or parking meters is discouraged. TDOT/Park Tucson makes decisions about parking as is needed to serve the community at large. When modifications are contemplated to something other than parallel, or if parking meters are being considered, TDOT may consult with Barrio Historico HPZ as a stakeholder.

STREETS

The street layout of the Barrio Historico HPZ is consistent with the 1860-1940 period of significance with minor exceptions. The entire district retains the narrower named streets that date from Tucson's Mexican Period. Modifications must be reviewed and modifications to the historic street layout, width, and configuration is discouraged.

VIEWS AND VISTAS

BHHZAB is not empowered to demand the following but compliance is strongly encouraged:

- Development within or adjacent to the district should not impede vistas of the mountains, especially Sentinel Peak the Santa Catalina Mountains and Tumamoc Hill. •

OVERARCHING HISTORIC PRESERVATION STANDARDS

The Secretary of Interior (SOI) is responsible for establishing standards and providing guidance for the preservation of national historic properties. These federal standards are neither technical nor prescriptive; they are general and intended to promote responsible preservation practices that help protect our irreplaceable cultural resources. Two treatments - preservation and rehabilitation - are most relevant and provide a foundation to our guidelines for the preservation of contributing properties as well as new construction in the Barrio Historico historic district. See definitions and standards below.

SOI Definitions of Preservation and Rehabilitation

Preservation

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation

require retention of the greatest amount of historic fabric along with the building's historic form.

Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

SOI Standards Of Preservation and Rehabilitation

Standards for Preservation

1) A property will be used as it was historically or

be given a new use that maximizes the retention of

distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2) The historic character of a property shall be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property shall be avoided.

3) Each property shall be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.

4) Changes that have acquired historic significance in their own right will be retained and preserved.

Standards of Rehabilitation

1) A property shall be used for its intended historic purpose or be placed in a new use that requires

2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of

5) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.

6) The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deteriorations requires repair or limited replacement of a distinctive feature, the new material will match the old in composition design, color and texture.

7) chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

minimal change to the defining characteristics of the building and its site and environment deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features

to protect the historic integrity of the property and its environment.

10) New additions and adjacent or related new

Construction shall be undertaken in such a manner That if removed in the future, the essential form and Integrity of the historic property and its environment Would be unimpaired.

The SOI standards are used to inform the Board and complement the City of Tucson Codes, the Unified Development Code (UDC) and Technical Standards Manual (TSM), in all reviews of proposed projects.

CITY OF TUCSON STANDARDS

To preserve the city's historic core, in 1972 the City of Tucson adopted the Historic Preservation Zone (HPZ) Ordinance. In 1978 Barrio Libre, located just south of the central business district of Tucson, became a national register district and was recognized by the City of Tucson as an HPZ in 1975 (Barrio Historico Historic District, Ord. 4307. The focus of the HPZ is to preserve the character of existing historic areas of Tucson that are historically unique. Although the Barrio Historico HPZ fits within the Barrio Libre National Register District, only the HPZ is protected by the city's Unified Development Code (UDC).

The UDC is the single, legally enforceable ordinance (City law) and prevails over other historic preservation standards, traditional zoning and subdivision regulations. The key local references with respect to historic preservation are:

- Article 5.8 of the UDC: This section establishes the purpose, applicability and legal procedures for administration of the HPZ. The design standards for exterior alterations, additions, and new construction within HPZs are provided in 5.8.9.
- Section 9-02 of the TSM: This section provides general standards applicable to all HPZs. Since each HPZ within the city is distinct with its own development style, each HPZ also has its own section within the TSM. In the early 1990s, the Barrio Historico Historic District design standards were created by members of the Barrio Historico Historic Zone Advisory Board (BHHZAB) with the assistance of architectural and historic professionals in Tucson and are detailed in TSM 9-02.7.3. This document replaces and updates those specific guidelines.

PURPOSE OF THE BARRIO HISTORICO DESIGN GUIDELINES

The primary purpose of these guidelines is to help property owners and reviewers of historic design proposals to determine the types of alterations, renovations, changes, and new construction that will maintain the special qualities of our historic district for the period of significance, which is 1860s to 1945. A secondary purpose is to help the property owners understand the design review process.

There are several points to remember when using the guidelines:

- BHHZAB applies code standards to ensure that no structure will become ineligible for its continuing historic status.
- BHHZAB encourages owners and designers/builders to discuss any project informally at the concept stage. Each building and site is unique. Even buildings that look identical have a few details or a setting that distinguishes them from others. This means that what is appropriate for one building's fabric may not be appropriate for another. Each design project and related structure(s) must be looked at individually and contextually by the property owner/designer and BHHZAB.
- Repair first. For any contributing historic structure, repair of any feature or element must be considered before options for replacement can be considered. Any replacement of original features must be reviewed for code compliance. If an item is beyond repair, consider solutions that look historic based upon the Development Zone.
- Any new construction or alteration to any structure must be "compatible with" the individual contributing historic buildings on the specific parcel and any related contributing buildings in the Development Zone, as defined by the code. This means that any change to an historic structure

should not be generally visible or change the intrinsic nature or character of the structure. New construction should support the context of the historic elements within the Development Zone but not duplicate any historic structure.

- Over the years, some buildings have been altered, added to, or had details removed. These guidelines and BHHZAB acknowledge that exact restorations are not always desirable or practical. Earlier alterations may be historic or non-historic and require review if changes are planned. Historic alterations (pre 1945) should be retained and generally not reversed. Non historic elements that may exist in the Development Zone cannot be replicated on a new design proposal.
- The historical review process and outcome inform rather than replace the building approval process. These processes are related, not exclusive. Historic approval does not amount to approval for a zoning issue or building permit nor does it guarantee that such approval will be granted.
- Design approvals and permits are valid for one year. New reviews and permits (if necessary) will be required for uncompleted work.
- BHHZAB does not take financial feasibility into account when reviewing a project, but does consider zoning, context, and other code criteria.

HISTORIC DESIGN REVIEW PARTICIPANTS

Historic design reviews involve multiple levels of guidance and participants who often are required to use different standards of applicability. Ultimately, the PDSD Director considers the recommendations of all appropriate city staff and advisory boards to render a decision. During the historic design review process, an applicant may interact with the following:

- Barrio Historico Historic Zone Advisory Board (BHHZAB): BHHZAB assists the City of Tucson Mayor and Council and PDSD in their historic preservation responsibilities. BHHZAB applies the UDC and TSM 9-02, including its design guidelines, in formulating its recommendations. BHHZAB conducts full and minor design reviews and makes written recommendations to the PDSD Director on applications involving new construction, additions, exterior alterations, and the moving or demolition of existing structures for compliance with codes and standards
- Tucson-Pima County Historical Commission Plans Review Subcommittee (PRS): PRS applies the SOI Standards for Historic Preservation in addition to the general guidance of the UDC and TSM in formulating its recommendations. PRS conducts full reviews and makes written recommendations to the PDSD Director on applications involving new construction, additions, exterior alterations, and the moving or demolition of existing structures. PRS considers the recommendations of BHHZAB during its review.
- Tucson Historic Preservation Officer and staff: The City of Tucson Historic Preservation Officer and staff work closely with BHHZAB, PRS and City departments to review proposed exterior alterations to historic buildings.
- PDSD Staff: The PDSD staff evaluates applications for full and minor design reviews from historic preservation and zoning perspectives. The Historic Section is the primary contact for processing application submittals.
- PDSD Director: The PDSD Director interprets the code compliance of a design proposal and considers the recommendations of all of the above before issuing a final written determination of

compliance, including any required conditions for the project to proceed to the permitting stage.

- Mayor and Council: Mayor and Council is the appeal authority and determine the final outcome if any appeal by a party of record to a decision is made, per UDC 3.9.2.

TERMS OF REFERENCE

ALTERATIONS – Some exterior and interior alterations to a historic building are generally needed as part of a rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character defining, or outside the building's period of significance.

BHHZAB is the abbreviation for the Barrio Historico Historic Zone Advisory Board, the City board responsible for first level review and recommendation regarding proposed projects in the Barrio Historico HPZ.

BUILDINGS vs. STRUCTURES - National standards and guidelines for historic preservation distinguish between buildings (constructions principally to shelter human activities such as a guest house, secondary residence, sleeping quarters, and studios) and structures (constructions for purposes other than human shelter such as garages and carports). Tucson Code distinguishes between the primary structure and accessory structures. All of the structures enumerated above might be accessory structures.

CATEGORIES OF DISTINCTION within the Barrio Historico Historic Preservation Zone.

- **Historic Landmark** - Historic buildings of individual significance for architectural merit, historic personages or events associated with them, unique significance, outstanding examples of individual designs associated with a noted architect or importance in history of development. Note: may or may not adhere to requirements of the HPZ or HD in which it resides.
- **Contributing Historic** - Historic buildings that meet the criteria for inclusion and eligibility within the parameters of the inclusive HPZ district including age. Note: only category that defines compatibility and precedence in review of new development.
- **Contributing Non-Historic** - Those buildings that meet all eligibility standards of the HPZ, except for age and period of significance. Note: these buildings are most likely to have been added to the district between 1940 and 1970 and would now be eligible for consideration based on age if the period of significance were to be extended in future. Some of these buildings may also be eligible for individual landmark status in future.
- **Non-Contributing** - All buildings.
- **Intrusion** - All buildings//structures that neither meet any eligibility of significance requirements and do not support the historic context or fabric of the HPZ district standards.

COMPATIBILITY is the visual consistency of development by mirroring prevailing dimensions, spatial relationships, and architectural and design characteristics of the neighborhood overall and the contributing properties within the Development Zone. Compatibility is achieved when a development is designed in a manner that blends in with the character of structures in the Development Zone. Compatibility is the harmonious, sympathetic, and complementary visual relationship of alterations, additions, or new construction to the characters of historic buildings and structures (contributing properties) in the setting of the new work and is evaluated in terms of height, massing, scale, setback, rhythm, materials, roof form and architectural features.

Accessory structures must be compatible with the primary structure but also with other accessory structures in the Development Zone.

The term “compatible” does not mean “replication”, “repetition or copy of” or “identical to” existing structures within the neighborhood. New work must be visually differentiated from the old to avoid creating a false sense of history and diluting the integrity and value of historic buildings and structures in the setting. Setting is considered at multiple scales.

For alterations and additions, evaluation of the setting is primarily at the scale of the existing building and secondarily at the scale of that property’s specific Development Zone (approximating the immediate view shed). For new construction, evaluation of the setting is primarily at the scale of the Development Zone and secondarily at the scale of the entire Historic Preservation Zone/National Register Historic District. Alterations and additions that are compatible and allow historic properties to adapt to new needs are favored. New construction should be compatible with historic buildings and structures in its setting but should also be of its own time and mark the continued development of the historic district.

CONTINUANCE is an applicant requested postponement of a Board recommendation during a design review to provide time to incorporate feedback into a revised design.

CONTRIBUTING PROPERTY - Properties that are deemed "contributing" properties to the historic district are considered designated historic properties. They are also eligible for the State Historic Property Tax Reclassification (SPT) for owner-occupied homes. Properties within historic districts that are shown as Contributing are listed on the National Register of Historic Places. It should be noted that the original building is contributing but new additions and modifications, while sympathetic and approved, are not contributing elements and cannot be used as precedent. The City of Tucson categorizes properties by parcel and address in TSM 9-02.8.3. (From the City of Tucson UDC)

DESIGN REVIEW PROCESS involves neighborhood HPZ Advisory Boards (for example, BHHZAB), the Tucson-Pima County Historical Commission, city staff, and the Director of the Planning and Development Services Department. Appeals and proposed demolitions of historic buildings within these zones require additional reviews and approvals by the Mayor & Council during public hearings.

DEVELOPMENT ZONE – A little historical context first. Barrio Historico was developed over a long period of time as reflected in the extended period of significance (now 1860s – 1945). This is a key reference timeframe for the transition of numerous architectural styles just before and after the arrival of the railroad in Tucson in 1880. That is why each street has a different character. Certain house styles that may be present on one street may not be present or appropriate on other streets. The use of Development Zone concept is meant to provide direction for new construction appropriate to the street and immediate area of the parcel rather than using the broader Barrio Historico historic neighborhood.

The use of borrowed elements to inform an existing historic house is not appropriate. It creates a false sense of history. While there may be similar homes within the Development Zone, it does not mean that they had all the same decorative elements that the subject house had originally. Historic houses and the restoration of their associated decorative elements should be based on documentation such as forensic evidence or photo documentation. An easy example would be having a simply designed Folk Victorian with few decorative elements that uses a high style Victorian as an example to add decorative elements. Adding these elements would likely have the cumulative impact of making the property a non contributor.

Zones are primarily used for new construction. Public and institutional structures within the Development Zone are not considered to be part of the Development Zone when evaluating proposed development on an adjacent property, except for public and institutional structures listed, or eligible for listing, in the National Register of Historic Places. See the IMPORTANT TO KNOW section to learn how to determine your Development Zone. (From the National Park Service, and from the Sustainable Historic Preservation section of the Whole Building Design Guide of the National Institute of Building Sciences)

GREENING HISTORIC BUILDINGS, or GREEN RETROFITTING, includes treatments -traditional as well as new technological innovations - that may be used to upgrade a historic building to help it operate even more efficiently and sustainably. Increasingly stricter energy standards and code requirements may dictate that at least some of these treatments be implemented as part of a rehabilitation project of any size or type of building.

Most historic buildings were traditionally designed with many sustainable features that responded to climate and site. When effectively restored and reused, these features can bring about substantial energy savings and water conservation. Whether a historic building is rehabilitated for a new or a continuing use, it is important to utilize the building's inherently sustainable qualities as they were intended. It is equally important that they function effectively together with any new measures undertaken to further improve energy and water efficiency. Considering historic buildings' original climatic adaptations, today's sustainable technology can supplement inherent sustainable features without compromising unique historic character. (Adapted from Guidelines on Sustainability for Rehabilitating Historic Buildings published in 2011 by the Secretary of the Interior. This type of overlay requires compliance with specific development standards and design guidelines for exterior alterations to existing historic and non-historic buildings and for new construction, including work that does not require a building permit.)

HISTORIC PRESERVATION ZONE (HPZ) is a City of Tucson zoning overlay enabled by a 1972 ordinance. There are five designated HPZs within the City. Most of these areas are set within nationally designated Historic Districts listed in the National Register of Historic Places.

MAY, SHOULD and MUST - As used in this document, these words convey the degree of flexibility of a guidelines given provision. May means that the relevant item is permitted but neither preferred nor mandated, allowing for variation. Should conveys a preferred item. Must means that the relevant provision is mandated (usually by code or technical standard) and will be required when relevant to a project being reviewed.

NATIONAL REGISTER HISTORIC DISTRICT is an area that meets the criteria for, and has been listed in, the National Register of Historic Places (NRHP). A NRHP historic district is composed of multiple contributing properties that were built during the period of significance defined for the district, and as a collective whole convey significance in terms of one or more of the following aspects of American history:

- (A) Association with events that have made a significant contribution to the broad patterns of our history;
- (B) Association with the lives of significant persons in our past; (
- C) Embodies distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- (D) That have yielded or may be likely to yield, information about prehistory or history. Each contributing property in a NRHP historic district must also maintain sufficient integrity (enough of its historic qualities) to visibly convey its significance. These qualities of integrity include: location, design, setting, materials, workmanship, feeling, and association. Properties within the district boundaries that do not meet these combined criteria of age, significance, and integrity are non- contributing properties. A NRHP must contain a minimum of 51 percent contributing properties within its boundaries to retain its designation.

NON-CONTRIBUTING PROPERTY - Properties deemed "non-contributing" are not considered historic properties and are not eligible for tax credits. The City of Tucson categorizes properties by parcel and address in the TSM 9-02.8.3. (From the City of Tucson UDC)

PERIOD OF SIGNIFICANCE - The period of significance is a key reference timeframe for the prominent architectural styles of the historic area. Applicants must use this timeframe when determining compatibility of proposed external changes or new construction today. The period of significance for Barrio Historico is 1860s – 1945. The Barrio Historico Historic

District is architecturally significant as a neighborhood illustrating the transition in architectural styles just before and after the arrival of the railroad in Tucson in 1880. The major architectural styles identified in this district include: "Sonoran, Anglo-Territorial, Late Victorian, late 19th and early 20th Century Revival Styles, and late 19th and early 20th Century (prewar) American Movements. For detailed descriptions of these styles, see submittal of the Expansion to Barrio Historico Historic District Pima County for Entry into the National Register of Historic Places on July 5, 1996. https://www.tucsonaz.gov/files/preservation/ArmoryParkHRD1996_Amend_.pdf

PRESERVATION is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. (From the Secretary of the Interior's Standards for Preservation)

RECONSTRUCTION is the process of reproducing, by new construction, the exact form and detail of a vanished structure, or part thereof, as it appeared at a specific period of time. Reconstruction should be undertaken only when the property to be reconstructed is essential for understanding and interpreting the value of a historic district and sufficient documentation exists to ensure an exact reproduction of the original. (From the Secretary of the Interior's Standards for Reconstruction)

REHABILITATION is the act or process of making possible a compatible new use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

In rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments of preservation, rehabilitation, reconstruction and restoration, only rehabilitation allows alterations and the construction of a new addition, if necessary, for a continuing or new use for the historic building. (From the Secretary of the Interior's Standards for Rehabilitation)

REPAIR - When the physical condition of restoration-period features requires additional work, repairing by stabilizing, consolidating, and conserving is recommended. Restoration guidance focuses on the preservation of those materials and features that are significant to the period. In restoration, repair may include the limited replacement in kind or with a compatible substitute material of extensively deteriorated or missing components of existing restoration-period features when there are surviving prototypes to use as a model. (From the Secretary of the Interior's Standards for Rehabilitation)

RESTORATION is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. (From the Secretary of the Interior's Standards for Restoration)

RHYTHM in architecture is simply the repetition of the same elements or forms across a group of buildings. It is the subjective impression created by the continuity of height, massing, scale, setback, materials, and architectural features repeated among the surrounding buildings. As in music, a break in rhythm is immediately noticed and detracts from impression of the whole.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION OF HISTORIC PROPERTIES are developed by the National Park Service as principles intended to promote responsible preservation practices that help protect our

irreplaceable historic resources. The City of Tucson Technical Standards for HPZs stipulate that, in addition to Technical Standards and Design Guidelines, the Secretary's Standards are applied during HPZ design reviews.

SUSTAINABILITY should be addressed as part of a preservation project. Good preservation practice is often synonymous with sustainability. Existing energy-efficient features should be retained and repaired. New sustainability treatments should generally be limited to updating existing features and systems so as to have the least impact on the historic character of the building. (From the Secretary of the Interior's Standards for Preservation)

VERGE (BOARDS), also called bargeboards or gingerbread trim, are often ornately carved or pierced boards that are fixed to the projecting edge of a gable roof. Decorative verge boards are one of the key features of Gothic Revival and Queen Anne homes.

HISTORIC PRESERVATION ONLINE RESOURCES

Arizona State Historic Preservation Office (SHPO) - www.azstateparks.com/shpo/

- Information about tax incentives for historic properties Barrio Historico Historic Review Start Up Kit <https://drive.google.com/drive/u/1/folders/1q1IMHpo9dcmCNgC5YdQzjv2nUupLBZu8>
- Unofficial process checklists for minor and full design reviews
- Collection of helpful references and forms published by PDSD for the historic design review process Barrio Historico Historic Zone Advisory Board informational documents. <https://drive.google.com/open?id=1q1IMHpo9dcmCNgC5YdQzjv2nUupLBZu8>

City of Tucson, City Clerk <https://www.tucsonaz.gov/clerks/boards?board=9>

- Legal Action Reports and Minutes of BHHZAB and T-PCHC PRS City of Tucson Historic Preservation Office - <https://www.tucsonaz.gov/historic-preservation>
- View original National Register nomination forms for historic properties (individually listed or districts)
- City Historic Preservation Zone information City of Tucson Planning & Development Services - <https://www.tucsonaz.gov/pdsd>
- City of Tucson Building and Zoning Codes
- City of Tucson Property Research Online (PRO) - <https://www.tucsonaz.gov/PRO/pdsd>
- Research open and past permit applications by address or parcel number.
- Potential source for a parcel's site plan Erika Perrino (EP) – Source for Tucson historic residences drawings, <https://erikaparrinoart.smugmug.com/> Historic American Buildings Survey (HABS) - <http://www.loc.gov/pictures/collection/hh/> Keyword - Tucson Illustrated Guidelines for Rehabilitating Historic Buildings (Secretary of Interior) - <https://www.nps.gov/tps/standards/rehabilitation/rehab/index.htm> Infill Incentive District: For a PDF document with an IID map and other information, go to: https://www.tucsonaz.gov/files/pdsd/pdfs/PlanningCommissionInfillIncentiveDistrictSubcommittee/IID_Outline7-22-13_1.pdf Map Tucson - <https://maps.tucsonaz.gov/maptucson/>
- View boundaries of historic Preservation Zones and National Register Districts in Tucson
- Download Historic Property Inventory Forms National Association of Preservation Commissions - <https://napcommissions.org> National Park Service Technical Preservation Services - <https://www.nps.gov/tps>

- Preservation briefs for repair and construction of specific building elements National Trust for Historic Preservation - <https://savingplaces.org> Pima County Assessor's Office - <http://www.asr.pima.gov/Home/ParcelSearch>
- Images of the Assessor's Record Map of blocks for the City of Tucson
- Images of Property Record Card with historic details of the property 36 Secretary of the Interior's Standards and Guidelines - <https://www.nps.gov/tps/standards/treatmentguidelines-2017.pdf> Tucson Historic Preservation - <https://maps2.tucsonaz.gov/html5viewer/?viewer=historicproperties> (historic property inventory forms from the 1994 survey)
- Click on the "Layers" tab at the bottom left.
- Expand the item "National Register Properties"
- Check "National Register Status (building/structure footprints)"
- Zoom the map in to show the desired property. The dark gray building footprints are contributing and the white ones are noncontributing.
- Click on the building of interest. A box will pop up on the left.
- Click on "Properties".
- Click on the link, "State Historic Property Inventory Form" This link should give you the inventory form.

CREDITS These Barrio Historico 2020 design guidelines were based heavily on the work of our predecessors. Special credit is given to the West University Historic Zone Advisory Board and Armory Park Historic Zone Advisory Board.